

The Ultimate Protection for Home Buyers

Protect yourself against fraud, land and boundary disputes and problems with ownership, for as long as you own the property.

Single premium from only £80 + IPT

IPT (Insurance Premium Tax) applies at 12%.

Why all buyers should have a Purchaser Protect policy.

More and more buyers are getting caught out by problems arising from fraud, defective title deeds, land and boundary disputes. These issues can often reduce the property value and put your ownership at risk, costing thousands of pounds in legal fees, with no guarantee of a successful outcome.

Now there's a simple way to protect yourself and your property from all these risks. For a one-off purchase price from just £80 (plus tax), you can instruct your conveyancer to include a Purchaser Protect policy on your behalf when ordering the required conveyancing searches.

Our policy

Resolves your claim within 6 months or you'll be compensated up to the purchase price of your property.

No excess or legal fees to pay.

Covers freehold and leasehold property.

Insured by AXA XL.

Built-in Delayed Search Insurance.

Premium table

The level of cover is equal to the purchase price of the property.

PURCHASE PRICE	COST OF POLICY (ex. IPT)	COST OF POLICY (incl. IPT)
Up to £500k	£80	£89.60
>£500k - £1m	£120	£134.40
>£1m - £2m	£180	£201.60

IPT (Insurance Premium Tax) applies at 12% correct as of November 2021.

About our policies

Our policies are insured by AXA XL. The Purchaser Protect policy is sold by solicitors and licenced conveyancers who are employed by firms listed on the EPF register or directly authorised by the Financial Conduct Authority. Purchaser Protect Ltd. is an appointed representative of MRSL Enterprise Limited which is regulated by the Financial Conduct Authority under number 824123.

Purchaser Protect insurance is ordered on your behalf, by your conveyancer, as part of our Purchaser Search Pack. Included are all standard searches; local authority, drainage, environmental,* chancel liability, and mining checks. Prices for searches will vary depending on which local authority the property is located in and also which search options are selected.

*The policy does not cover issues resulting from environmental searches.

What's covered

No other policy gives this level of protection to home buyers.

- **Unknown Risks. Covers against financial loss through the following:**

- Identity theft
- Fraud
- Forgery
- Duress
- Misrepresentation by a seller
- Boundary disputes
- Prior breaches of planning and building regulations

- **Known Title Defects.**

(Assuming no approaches have been made to other parties nor commencement of proceedings where title defects are concerned)

- **Latent Title Defects. Including the following are covered:**

- Land ownership
- Lack of rights
- Overriding interests
- Document accuracy and priority

- **Financial Loss & Legal Costs.**

Policy covers challenges to ownership or restrictions to the legal use and enjoyment of the property

- **Delayed Search Insurance.**

Policy includes Delayed Search Insurance

What's not covered

Along with standard assumptions the following apply.

- Only insures residential properties, including new builds, up to £2m in value
- Excludes changes that the insured make to the property after the policy comes into force
- Any defect that would have been obvious when the insured looked at the property
- A title defect that would be covered by the policy, but which has been caused by something that the insured agreed to either before or after the policy came into force
- Anything that the insured knew about before the policy came into force but did not tell us about
- Any issue that would not exist if the insured had bought the property for full value
- Does not cover issues resulting from environmental searches
- Available in the UK, except Scotland

Features & benefits include:



Guaranteed to resolve claims within 6 months



No excess



Insured by AXA XL



Facilitates faster transactions



No legal fees



Lasts as long as you own the property